

**For information**

**Legislative Council Panel on Development**

**Audit Inspection of Lifts in**

**Tenant Purchase Scheme Housing Estates**

**Purpose**

This information note updates members on the results of the audit inspection of lifts installed in the Tenant Purchase Scheme (TPS) housing estates in Hong Kong and other actions taken to assist lift owners to manage lift maintenance.

**Background**

2. We briefed Members on 24 February 2009 a package of improvement measures to strengthen lift safety in Hong Kong. The measures include a comprehensive review of the regulatory framework covering lift workers, registered lift engineers and statutory penalty levels; enhancement of the Code of Practice for Lift Works and stepping up inspections from one-out-of-ten to one-out-of-seven. Also included are enhanced publicity and, in respect of lifts installed at TPS housing estates, an undertaking to conduct 100% audit inspection of the lifts in these estates.

3. In January this year, the Electrical and Mechanical Services Department (EMSD) requested the registered lift contractors of the 39 TPS housing estates to carry out a comprehensive checking of all the lifts under their maintenance to ensure lift safety. Subsequently, the EMSD carried out 100% audit inspection of all 1,404 lifts in these estates. The audit inspection was completed on 30 March 2009.

## **Results of the Audit Inspection for TPS Housing Estates**

4. In line with their preventive maintenance programmes, the lift contractors had replaced the suspension ropes of 153 lifts in 32 TPS housing estates during their checking from January to March 2009. In general, rope replacement will be carried out as part of the routine maintenance work whenever the wear and tear conditions of the rope warrant its replacement, for example, when the suspension rope diameter has been reduced by 10% or more.

5. The EMSD found that all the lifts were in safe working condition. In respect of the minor defects identified during the audit inspection, improvement letters had been issued to the respective lift contractors for rectification. The minor defects identified, and rectified, included, :

- surface rusting of metal components
- unsmooth operation of lift doors
- ineffective overload displays
- ineffective battery for emergency lighting
- heavy deposit of grease and dirt on rope surface
- wear of rail guide shoes
- oil leakage from gearbox

6. In addition, some of the lifts required slight adjustment for proper and accurate operation of the safety gear and overspeed governors. These deficiencies were rectified immediately by the lift contractors.

### **Other Actions Taken**

7. The EMSD has jointly established with the Housing Authority a working group in January 2009 to explore ways to enhance lift safety in TPS housing estates. The working group has to-date organised four seminars on “How to Manage Lift Maintenance” for members of incorporated owners of the housing estates, residents and building management companies, and answered their enquiries. The total number

of participants was about 150.

8. Further, the EMSD published a revised edition of the “Lift Owners’ Guidebook” in early April 2009 and has posted reference documents for procurement of lift maintenance services on the EMSD website to assist lift owners and building management companies to select and manage their maintenance contractors. The EMSD also launched a new television Announcement in Public Interest in late March 2009 to further promote lift safety.

### **Way Forward**

9. To ensure public safety, the EMSD will continue to monitor the operation and maintenance of lifts in private buildings including the TPS housing estates.

10. We will continue to report to members the latest developments on the improvement measures taken to strengthen lift safety in Hong Kong.

**Development Bureau  
Electrical and Mechanical Services Department  
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